

WHEN RECORDED MAIL TO AND MAIL TAX  
STATEMENTS TO:

DHI Communities, Inc.  
Scott Tuthill  
1341 Horton Circle  
Arlington, Texas 76011

13787505  
9/30/2021 2:59:00 PM \$40.00  
Book - 11247 Pg - 4905-4907  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

Tax Id No.: A portion of 14-32-326-001 and 14-32-376-002


(Space Above for Recorder's Use)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, D.R. Horton, Inc., a Delaware corporation ("Grantor"), hereby conveys and warrants to DHIC – Little Valley, LLC, a Delaware limited liability company, whose address is 9555 S. Kingston Court, Englewood, CO 80112 ("Grantee"), against all claiming by, through or under Grantors, but not otherwise, that certain real property (the "Property") located in Salt Lake County, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements installed upon the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rights of way and appurtenances benefiting the Property, and any development rights, air rights, appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys easements and rights of way subject, however, to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

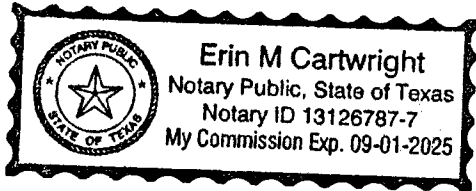
**GRANTOR:**

D.R. Horton, Inc., a Delaware corporation

By:   
Name: David V. Auld  
Title: President and CEO  
Date of Execution: September 24, 2021

STATE OF TEXAS )  
 : ss.  
COUNTY OF TARRANT )

This instrument was acknowledged before me this 24 day of Sept., 2021  
by David V. Auld, President & CEO  
of D.R. Horton, Inc., a Delaware corporation, on behalf of said corporation.



Erin M Cartwright  
NOTARY PUBLIC SIGNATURE

**Exhibit A**  
**to the Special Warranty Deed**

**Legal Description of the Property**

That certain real property located in Salt Lake County, Utah more particularly described as follows:

Proposed ASCEND AT LITTLE VALLEY PLAT, being more particularly described as follows:

A parcel of land all and part of two entire tracts described as Parcel 2 in that certain Special Warranty Deed, recorded as Entry No. 13698960 in Book 11195 at Page 6442 and also described as Parcel 2 in that certain Special Warranty Deed, recorded as Entry No. 13571525 in Book 11121 at Page 2647 in the Office of the Salt Lake County Recorder. Said parcel of land being situated in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of 8400 West Street (SR-111), said point being South 00°01'06" West 1,275.16 feet along the section line and North 89°58'54" West 71.00 feet from the Center of Section 32, Township 1 South, Range 2 West, Salt Lake Base Meridian; and running thence South 00°01'06" West 654.19 feet along the Westerly right-of-way line of said 8400 West Street (SR-111); thence North 89°40'50" West 371.62 feet; thence North 00°19'22" East 96.50 feet; thence North 89°40'50" West 478.25 feet; thence North 25.35 feet; thence South 89°52'32" West 83.60 feet; thence Northwesterly 148.55 feet along the arc of a 175.00 foot radius curve to the left (center bears South 82°29'28" West and the chord bears North 31°49'39" West 144.13 feet with a central angle of 48°38'13"); thence Northwesterly 22.47 feet along the arc of a 15.00 foot radius curve to the right (center bears North 33°51'14" East and the chord bears North 13°14'06" West 20.43 feet with a central angle of 85°49'20"); thence Northeasterly 313.28 feet along the arc of a 1,180.00 foot radius curve to the left (center bears North 60°19'26" West and the chord bears North 22°04'14" East 312.36 feet with a central angle of 15°12'41"); thence North 14°27'52" East 150.19 feet; thence Northeasterly 23.15 feet along the arc of a 15.00 foot radius curve to the right (center bears South 75°32'08" East and the chord bears North 58°40'08" East 20.92 feet with a central angle of 88°24'31"); thence Southeasterly 450.96 feet along the arc of a 2,010.00 foot radius curve to the left (center bears North 12°52'23" East and the chord bears South 83°33'16" East 450.02 feet with a central angle of 12°51'18"); thence South 89°58'54" East 372.93 feet; thence Southeasterly 23.83 feet along the arc of a 27.50 foot radius curve to the right (center bears South 00°01'06" West and the chord bears South 65°09'26" East 23.09 feet with a central angle of 49°38'56") to the point of beginning.